

FAIR OAKS VALLEY, LLC

PRESERVE MANAGEMENT PLAN

FOR

FAIR OAKS VALLEY

AUGUST 2013

PREPARED FOR

**Fair Oaks Valley, LLC
P.O. Box 230638
Encinitas, CA 92023**

PREPARED BY



**8690 Balboa Avenue, Suite 200
San Diego, CA 92123**

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Acronyms and Abbreviations

| | |
|-------|--|
| °C | degrees Celsius |
| °F | degrees Fahrenheit |
| APN | Assessor Parcel Number |
| ASMD | Area Specific Management Directives |
| CNLM | Center for Natural Lands Management |
| CC&R | Covenants, Conditions and Restrictions |
| HCA | Habitat Conservation Area |
| HMP | Habitat Management Plan |
| HOA | Homeowner's Association |
| MHCP | Multiple Habitat Conservation Program |
| PAR | Property Analysis Record |
| PMP | Preserve Management Plan |
| SDG&E | San Diego Gas & Electric |
| USFWS | U.S. Fish and Wildlife Service |

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1. Introduction

During the development process, the Fair Oaks Valley property was evaluated and designated as having habitat areas that should be included in the Habitat Management Plan (HMP) for Natural Communities in the City of Carlsbad (1999). Although the property is primarily non-native grassland, it would serve as an important linkage between HMP preserve lands to the southwest and preserve lands north of the Fair Oaks Valley property. The property consists of two adjacent parcels (Assessor Parcel Number [APN] 223-061-01 and 02) totaling 81.3 acres in the southeast corner of the City of Carlsbad (**Figure 1-1**), at the eastern end of Camino Junipero (**Figure 1-2**). The property is currently undeveloped with some areas historically used for grazing. A portion of the property has been preserved with native habitat. Areas of this undeveloped property will be converted to urban development, and those areas are considered impacts to the natural resources. Areas not converted to urban development on the property will be preserved as open space and managed in accordance with this Preserve Management Plan (PMP).

The current project design proposes 49 residential units and a bio-retention basin, permanently impacting approximately 26.1 acres (32 percent of the property). Approximately 1.9 additional acres will be temporarily impacted by the construction of a pipeline, and graded slopes east of the proposed residential units. Temporarily impacted areas will be returned to their original, pre-disturbance state or planted with native species. An existing dirt road will be converted to a public-use trail in the preserved area. A total of 55.2 acres of the property will be preserved as open space upon completion of the project. An Irrevocable Offer to Dedicate for a future right of way to extend Camino Junipero will also be included within the preserved area until such time as the city decides to permit or eliminate the road from the city's master plan. The Fair Oaks Valley property is part of the Proposed Hardline negotiated under the North County Multiple Habitat Conservation Plan, City of Carlsbad Sub Area Plan.

The required mitigation for the proposed development is 13.1 acres of non-native grassland. The remaining 42.1 acres of undeveloped land is being included in this open space plan and easement. The entire acreage is considered mitigation for the project and incorporated into this HMP. The additional acres are due to the discovery of San Diego Goldenstars on the site and preserve connectivity concerns during development of the hardline. An understanding was developed that the project would be self-mitigating per the city's HMP Ordinance : *"If at least sixty-seven percent of the habitat on the property where the development project is located is preserved, the project shall not be required to obtain off-site mitigation land in compliance with the mitigation ratios except if: 1) the project would otherwise be inconsistent with the HMP, IA, MHCP, and NCCP and 10(a)1(B) permits; 2) the proposed on-site preservation would reduce the city's ability to meet the specific habitat conservation obligations in the HMP; and/or 3) the areas to be preserved on-site would not benefit the city's preserve system (e.g., habitat exists in a small, isolated patch or patches outside of the focus planning area, and containing no narrow endemic species)."*

The area north of the power lines on the Fair Oaks Valley property was designated as General Plan Open Space when the property was annexed into the City of Carlsbad in 1982. That area was protected from grazing and currently contains the highest quality habitat on the property consisting primarily of coastal sage scrub.

Due in part to the location of the proposed preserved area being adjacent to currently preserved open space areas, the United States Fish and Wildlife Service (USFWS) identified this area, during a meeting regarding hardline alignments prior to the MHCP implementation, as being important to the linkages of the regional preserve plan for north San Diego County (Dossey, 2001.). City of Carlsbad HMP Preserves exist to the southwest and north of the Fair Oaks Valley property (**Figure 1-3**). Inclusion of the Fair Oaks Valley property into the City of Carlsbad HMP would link preserve areas managed by the Encinitas Creek

Homeowner's Association (HOA), San Dieguito Union High School District, and the Center for Natural Lands Management (CNLM) in the southwest to the large Rancho La Costa Habitat Conservation Area, also managed by the CNLM, located north of the Fair Oaks Valley property and extending east into San Diego County.

The purpose of this-PMP is to identify the long-term management requirements for the preserved area of this property so that the eventual Preserve Managers can provide estimates of endowments necessary to manage the land. This plan will:

- Guide management of habitats, species, and programs described herein to achieve the city's obligation to protect and enhance wildlife values under the HMP and the associated Implementing Agreement.
- Serve as a guide for public uses of the preserve area.
- Provide a descriptive inventory of wildlife and native plant habitats known to occur in this preserve area.
- Provide an overview of the planned preserve area's operation and maintenance, and personnel requirements to implement management goals. It will also be a planning aid for preserve management budgeting estimates.
- Be the basis for future preserve area management plans prepared and updated periodically by the Preserve Manager.

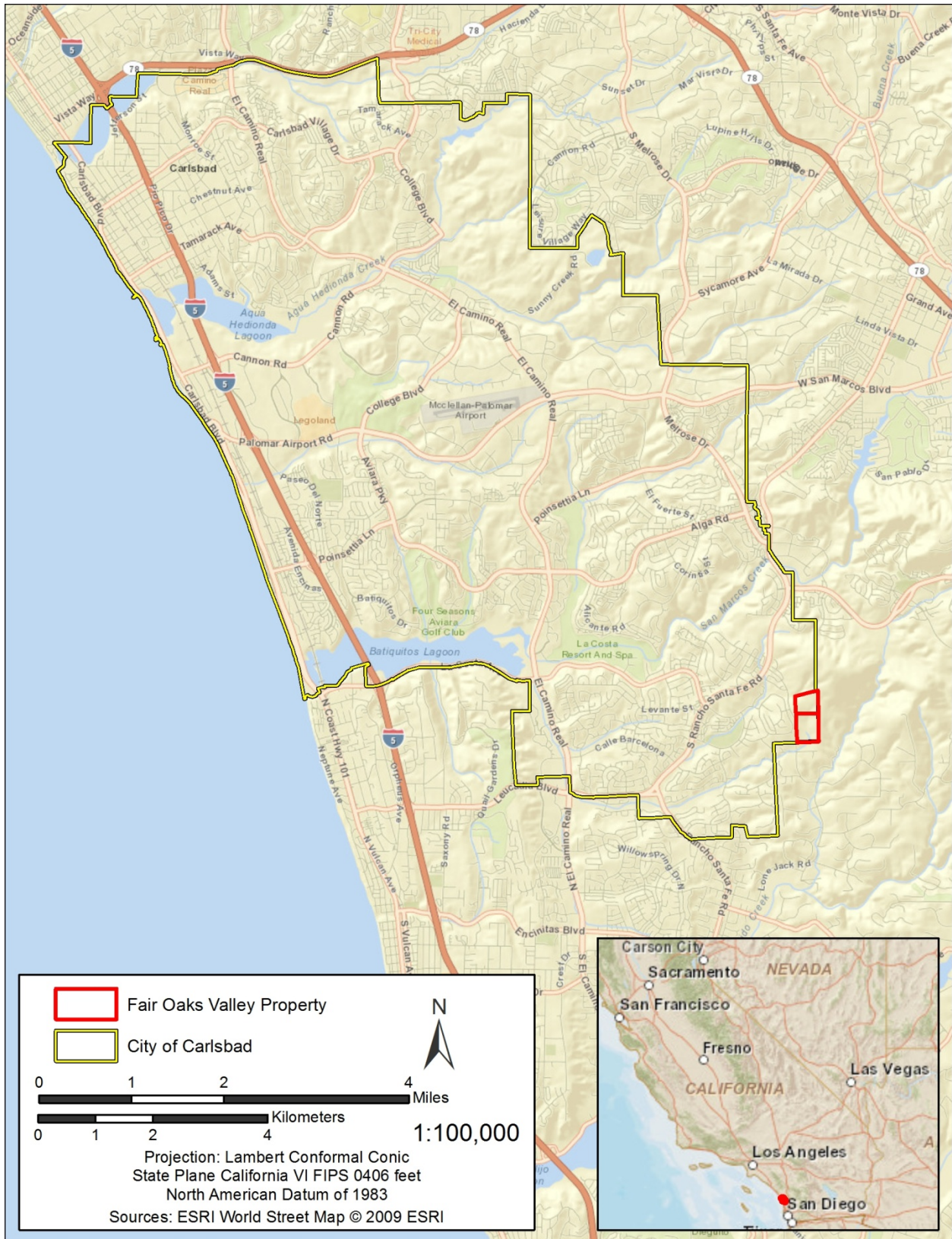


Figure 1-1. Regional Location



Figure 1-2. Fair Oaks Valley Property

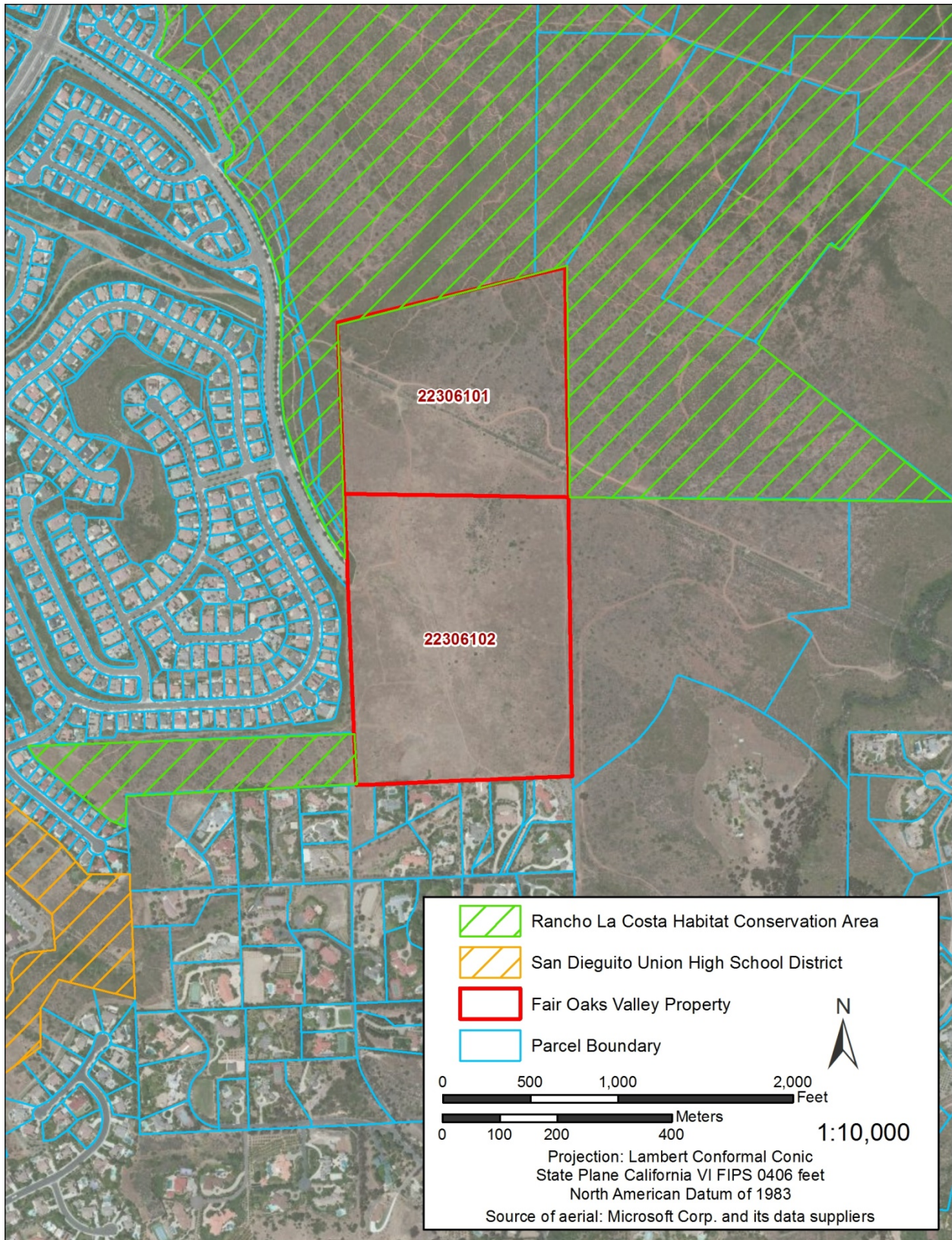


Figure 1-3. Adjacent Carlsbad HMP Preserves

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2. Preserve Area Description

2.1 Geographical Setting

The Fair Oaks Valley property is located approximately 8.5 kilometers from the Pacific Ocean in the City of Carlsbad in southern California (**Figure 1-1**). The property is located at the junction of unincorporated lands of the County of San Diego, the City of Encinitas, and the City of Carlsbad (**Figure 1-2**).

The property is bounded by existing open space preserves, undeveloped land, and urban housing developments. The Rancho La Costa Habitat Conservation Area occupies the land north of the Fair Oaks Valley property and shares borders to the north, west, and east of the northern portion of the property (**Figure 1-3**). An additional isolated parcel of Rancho La Costa Habitat Conservation Area shares a small border to the southwest on the western boundary of the Fair Oaks Valley property and connects to additional City of Carlsbad HMP lands. The currently undeveloped Perkins parcel shares a border with the Fair Oaks Valley property to the east, south of the Rancho La Costa Habitat Conservation Area (HCA). The La Costa Oaks housing development share borders with the Fair Oaks Valley property to the west, and the City of Encinitas community of Copper Crest is located to the south.

2.2 Geology, Soils, Climate, Hydrology

The site ranges in elevation from 365 feet to 690 feet above mean sea level, with the lowest area in the south central part of the property and the highest point in the northeastern corner of the property. The northern portion is on the lower slopes of an unnamed peak and the southern area slopes gently southward away from the peak. A drainage runs north to south through the portion of the property south of the power lines. Along this drainage are some slopes with east and west aspects. A second drainage runs east to west through the northwestern corner of the property.

Soils on the property are dominated by San Miguel-Exchequer rocky silt loams (USDA 1973). The northeast corner of the property contains Exchequer rocky silt loam soils, and Auld clay soils are present in a limited area along the southern border (**Figure 2-1**).

The climate in the region is predominantly Mediterranean with marine influence from the Pacific Ocean. Average daily high temperatures over the past 30 years range from 23 degrees Celsius (°C) (74 degrees Fahrenheit [°F]) to a low of 18°C (64°F), with overnight lows from 7°C (45°F) to 18°C (64°F) (City of Carlsbad 2012). Average annual precipitation is approximately 28 centimeters (11 inches) per year. There are no aspects of the Fair Oaks Valley property which can be expected to influence typical City of Carlsbad weather norms.

2.3 Preserve Area Boundaries and Historic/Adjacent Land Use

The Fair Oaks Valley property is located east of Camino Junipero and north of Copper Crest Road. Property boundaries, proposed urban development and open space preserve are depicted in **Figure 2-2**. The most distinctive landmarks on the property are a set of San Diego Gas & Electric Company (SDG&E) power transmission lines and the associated maintenance road which run across the northern portion of the property, dividing the property into two unequal sections. The part of the property north of the power line is about 36 percent of the total preserve area and contains the most sensitive biological habitat.

The SDG&E power line maintenance road crosses the site, but after project completion the primary access will be Camino Junipero.

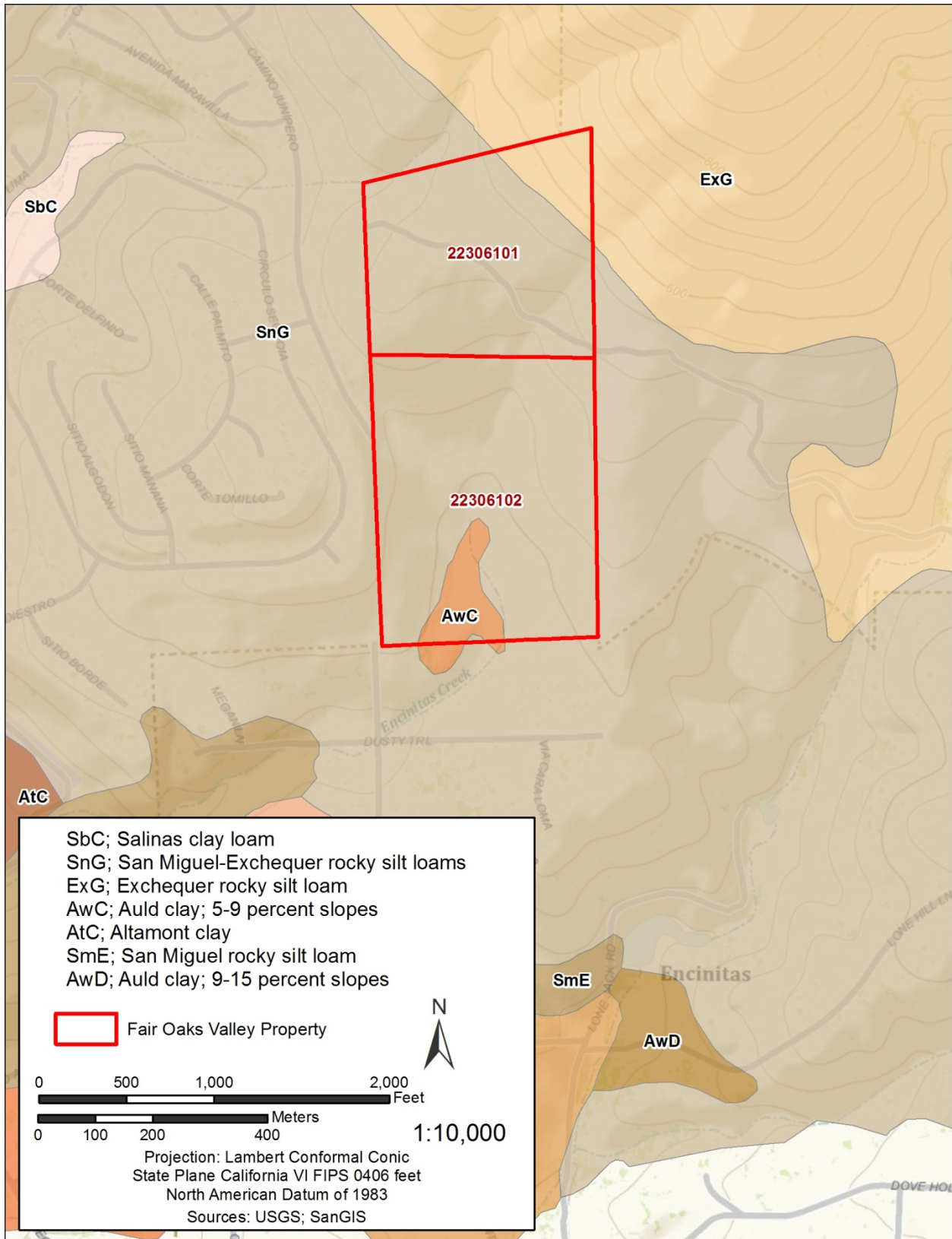


Figure 2-1. Soils Map

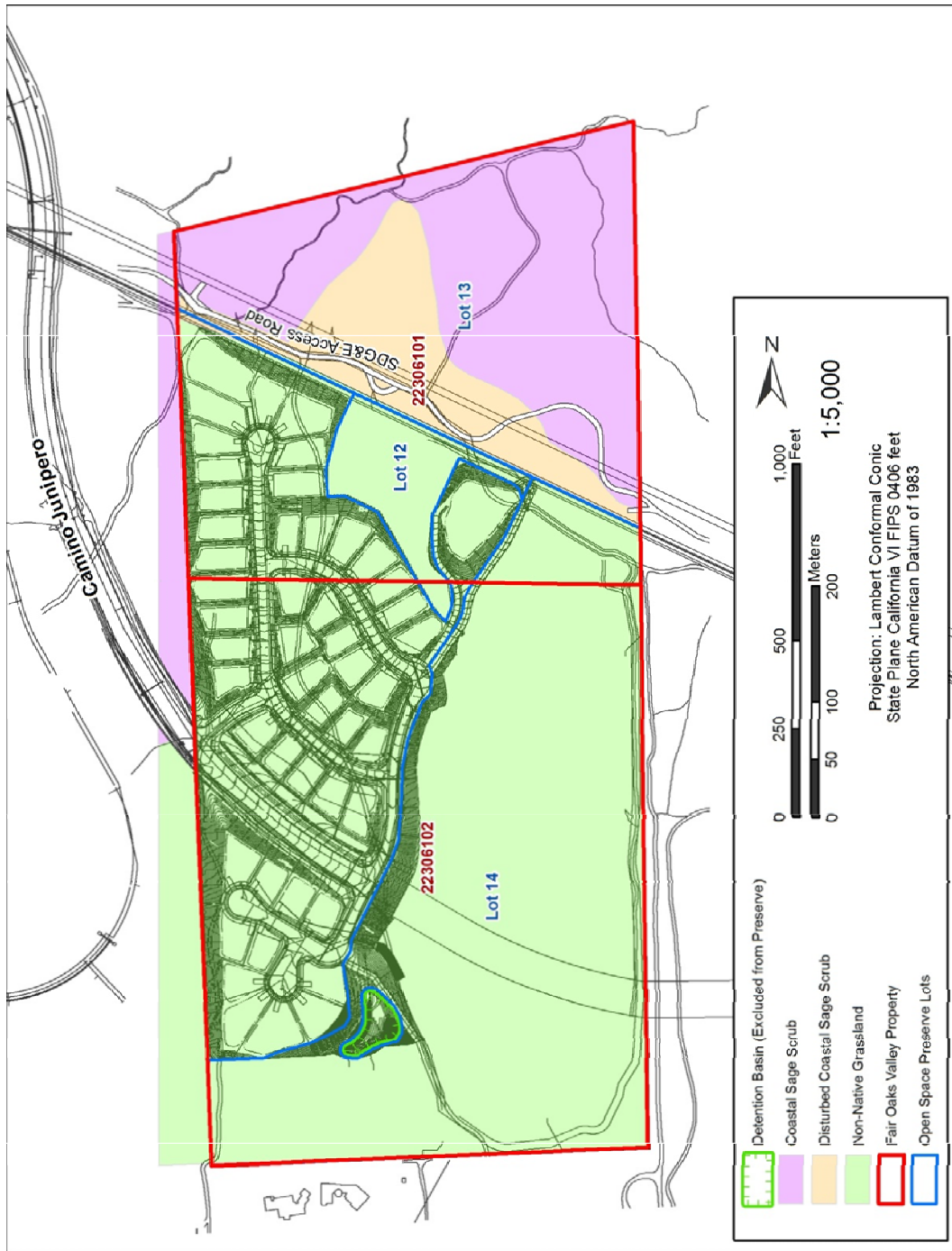


Figure 2.2. Vegetation Map

Housing developments share borders with the Fair Oaks Valley property to the west and south. The La Costa Oaks development to the west commenced grading in 2002 and was complete by 2004. To the south is the City of Encinitas community of Copper Crest, a lot-by-lot development of single-family homes that initiated development in the late 1970's and has had few vacant parcels since 2005. The Perkins parcel to the east is currently undeveloped. North of the Fair Oaks Valley property is the Rancho La Costa HCA. An isolated portion of this conservation area shares a border with the Fair Oaks Valley property to the southwest. The Center for Natural Lands Management commenced management on the Rancho La Costa Habitat Conservation Area between January 2002 and December 2004 (CNLM 2005).

The Fair Oaks Valley property south of the SDG&E power transmission lines has been historically used for cattle grazing. The area north of the transmission lines was protected from grazing and has more native habitat.

An Irrevocable Offer to Dedicate for a future right of way to extend Camino Junipero crosses the proposed open space preserve area (**Figure 2-2**) and will be included within the preserved area until such a time as the City of Carlsbad decides to permit or eliminate the road from the city's master plan. If the city decides to permit the road, it will mitigate and permit the road at that time separate from this project.

The proposed open space preserve currently contains non-native grasslands in the formerly grazed portions of the preserve. The areas protected from grazing in the north contain Diegan coastal sage scrub. Coastal sage areas immediately adjacent to the SDG&E power transmission lines are more disturbed as a result of the installation and continued maintenance of the power lines.

Opportunities exist for coordinated management of the proposed Fair Oaks Valley open space preserve and adjoining properties of the Rancho La Costa HCA. The proposed open space preserve shares vegetation communities with the Rancho La Costa HCA, including coastal sage and non-native grasslands. The Rancho La Costa HCA currently manages coastal sage communities to provide suitable habitat for the coastal California gnatcatcher (*Poliophtila californica californica*). Coastal sage vegetation on the proposed Fair Oaks Valley open space preserve currently supports the federally threatened and Multiple Habitat Conservation Program (MHCP)–designated coastal California gnatcatcher and is contiguous with coastal sage habitats managed by the Rancho La Costa HCA north of the Fair Oaks Valley preserve border. Additional opportunities are also present to coordinate the management of MHCP covered species; San Diego horned lizards (*Phrynosoma coronatum blainvillii* [*P. blainvillii*]), rufous-crowned sparrows (*Aimophila ruficeps canescens*), and San Diego goldenstars (*Bloomeria clevelandii*), and California adolphia (*Adolphia californica*), a plant with a limited distribution in California (California Native Plant Society list 2.1), all of which occur on both the proposed open space area and the Rancho La Costa HCA.

There are no known cultural resources on the property (Gross 2002).

2.4 Ownership and Legal Description

The Fair Oaks Valley property is owned by Fair Oaks Valley, LLC, P.O. Box 230638, Encinitas, CA 92023. The property consists of two adjacent parcels, APN 223-061-01 and APN 223-061-02. The preserve area will eventually be owned by the HOA and will have a Declaration of Restrictive Covenants recorded. A Preserve Manager will be determined at a later date.

2.5 Conservation Easement Compliance

The Conservation Easement provides a list of permitted and prohibited activities that may occur on the preserve. The Preserve Manager will monitor compliance with the regulations stipulated in the

Conservation Easement to ensure the conservation values of the preserve remain viable into the future. The Preserve Biologist will make two site checks per year, to check the preserve and ensure that it is not being detrimentally impacted for the purpose of wildlife and plant life preservation and enhancement. six site checks will be made by biologist to check the site for environmental degradation. Any problems including but not limited to unauthorized vehicle encroachment, access point or trail degradation, habitat damage, noise, perennial exotic infestations, violations of the adjacency guidelines, indirect or direct, will need to be addressed and remedied. The Preserve Manager will prepare a summary of each site visit. Notes on environmental degradation or improvement, status of ongoing projects, and recommendations for future projects, will be included in the annual preserve report. A memo will be prepared yearly by the Preserve Biologist describing the same.

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3. Habitat and Species Description

3.1 Vegetation Communities

Two primary vegetation communities were mapped on the Fair Oaks Valley property, non-native grassland (42200), and Diegan coastal sage scrub (32500) (Oberbauer et al. 2008). Some areas of Diegan coastal sage scrub are disturbed and identified separately as disturbed Diegan coastal sage scrub (**Figure 3-1**).

Non-native grassland is the dominant vegetation community over most of the Fair Oaks Valley property and is found south of the SDG&E power transmission line in the area subject to historic cattle grazing. Non-native grassland is typically dominated by exotic annual grasses and forbs. Non-native grassland on the Fair Oaks property is dominated by wild bromes (*Bromus* sp.), wild oats (*Avena* sp.), and black mustard (*Brassica nigra*). Interspersed in the non-native grassland are occasional patches with a higher proportion of native grasses intermixed with the exotics.

The area north of the SDG&E power transmission line has been protected from grazing and contains disturbed and undisturbed Diegan coastal sage scrub. Diegan coastal sage scrub is one of the habitats used by coastal California gnatcatchers and is considered a sensitive habitat by the HMP. The Diegan coastal sage habitat in the preserve areas is dominated by flat-topped buckwheat (*Eriogonum fasciculatum*), coastal sage (*Artemisia californica*), and chaparral broom (*Baccharis sarothroides*). To the north end of the property in a small drainage, the Diegan coastal sage becomes dominated by bush mallow (*Malacothamnus fasciculatus*). California gnatcatchers (*Poliophtila californica*) were observed in or adjacent to the Diegan coastal sage scrub on the property.

Disturbed coastal sage scrub is present in the SDG&E power line easement between the non-native grasslands to the south and undisturbed Diegan coastal sage scrub to the north. Disturbed Diegan coastal sage scrub has many of the elements of coastal sage scrub, but also has evidence of disturbance such as wide spacing between plants and bare areas and exotic plant species. The road is regularly maintained and it is devoid of vegetation. Prior to its construction, the road was most likely Diegan coastal sage scrub and therefore has been included with the disturbed coastal sage scrub classification.

3.2 Plant Species

A total of 75 plant species were identified on the property. These are listed in **Appendix A** of this plan.

3.3 Wildlife Species

Wildlife occurred throughout the property during the project surveys. Species observed included one butterfly, 15 bird species, two reptile species, and one mammal. Wildlife species observed on the property are listed in **Appendix B** of this plan. Additional native species not observed would be expected to use the property at various times of year.

3.4 Species Covered by the HMP and Other Sensitive Species

Sensitive species that were observed in the preserve areas are identified in **Figure 3-1** and discussed below. San Diego goldenstar populations south of the SDG&E power line easement will be fenced off as part of the project construction. The only additional management anticipated for HMP-covered and sensitive species is the preservation of their habitat.

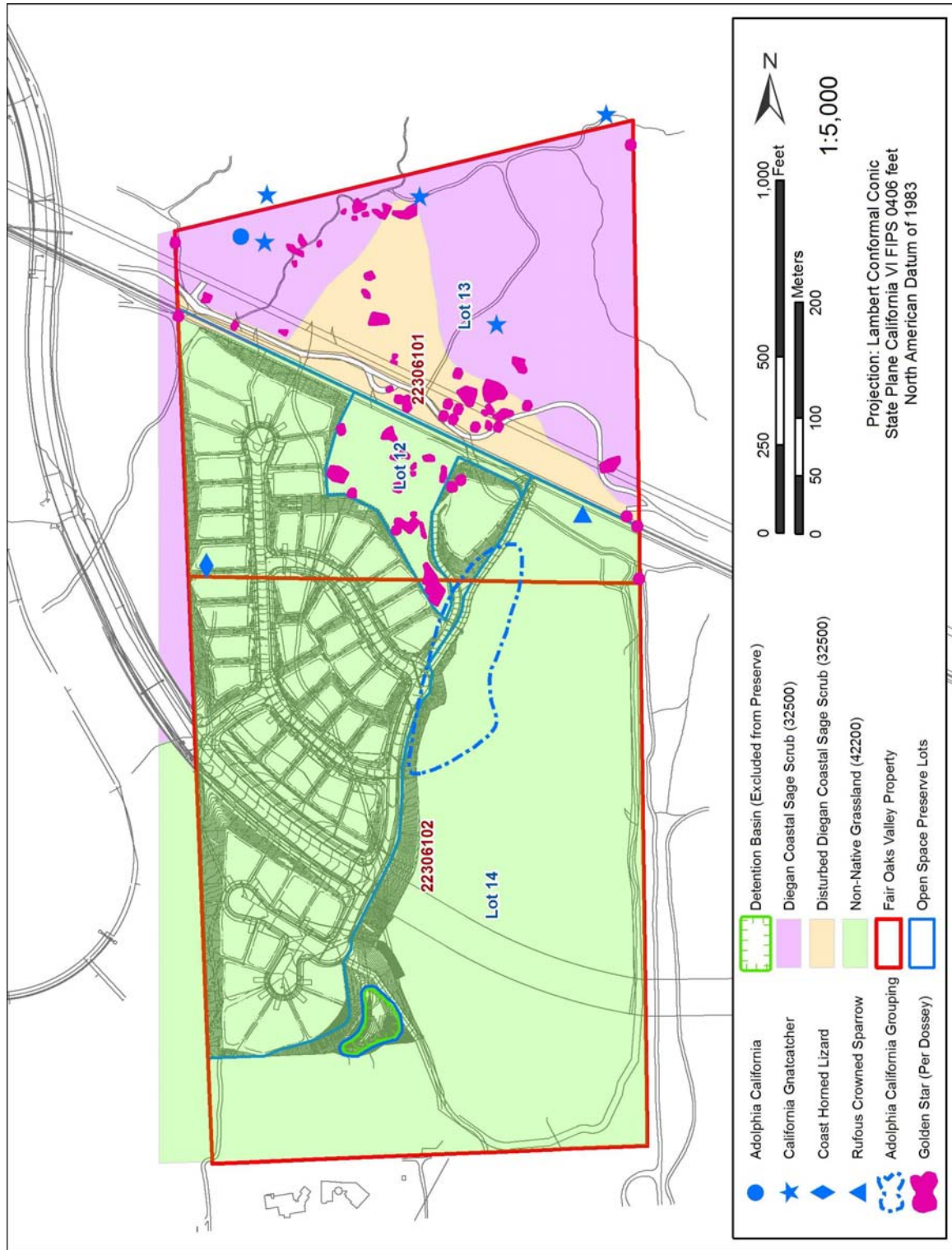


Figure 3-1. Biological Resources Map

HMP-Covered Species

Rufous crowned sparrow (*Aimophila ruficeps canescens*): The Rufous crowned sparrow inhabits coastal sage scrub. In San Diego County it is particularly abundant in areas after recent burns and in areas with grassland coastal sage scrub intermixed. A single individual was observed resting near the SDG&E easement during biological surveys in 1999. No individuals were observed during surveys in 2001.

California gnatcatcher (*Poliophtila californica californica*): The California gnatcatcher is typically found in coastal sage scrub habitat and other coastal scrub habitats. It is currently listed as threatened by the USFWS. This species is known to occur on site. All sightings in 2002 and 1999 occurred in the intact areas of coastal sage scrub north of the power lines. There are likely two pairs of California gnatcatchers using habitat off site and portions of the northern area.

San Diego horned lizard (*Phrynosoma coronatum* ssp. *blainvillei*): The San Diego horned lizard is found in large open areas with populations of harvester ants which are its primary source of food. These lizards occur in many types of habitat throughout the county. A single occurrence was observed on the site during the 1999 surveys.

Carlsbad Narrow Endemics

San Diego goldenstar (*Muilla clevelandii*): Not observed during any of the early surveys this species was observed during a May 2003 rare plant survey. An estimated total of 1,092 individuals were observed and mapped using a submeter GPS unit. Of these, 676 were observed north of the SDG&E power lines and 416 were observed south of the power lines. The project was then delayed and redesigned to avoid direct impacts to all but two of these individuals. San Diego goldenstar populations south of the SDG&E power line easement will be fenced as an added measure to protect San Diego goldenstar habitat in this area. San Diego goldenstar populations north of the SDG&E power line easement are further away from developed areas and should not require protective fencing.

Other Sensitive Species

San Diego sagewort (*Artemisia palmeri*): This species is found on the property along the east to west drainage. This species is considered sensitive by the California Native Plant Society and is a list 2 rare plant. List 2 rare plants are rare in California but thought more common elsewhere.

California adolphia (*Adolphia californica*): This species was observed in the central portion of the property. A single occurrence of about 100 individuals occurred on the banks of the north/south drainage. This species is considered sensitive by the California Native Plant Society and is a list 2 rare plant. List 2 rare plants are rare in California but thought more common elsewhere.

3.5 Fire History

This property has been used for grazing since at least the 1970's and the owners and ranchers know of only one fire affecting the property during that period. The Harmony Grove fire of 1996 burned through the area. Most of the area had largely recovered by the time surveys for this project began.

3.6 Threats

The proposed preserve area is predominantly non-native grasslands with exotic grass species, and there are few threats to those species. The remaining coastal sage scrub is relatively intact and other than the nearby invasive species, there is relatively little threat to the coastal sage scrub. The Preserve Manager will assess the possibility of additional threats that many arise after development due to adjacent residents and the increased use of the trail when it becomes public.

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4. Management and Monitoring Goals and ASMDs

Definitions of Terms Used in this Plan

Element: Issues to be addressed specifically for management and monitoring of the property.

Area-Specific Management Directives (ASMD): The individual tasks that implement the goals and are used in planning operation and maintenance.

4.1 Biological Goals

The primary goals of this PMP are to protect sensitive native species, maintain or enhance ecologically functional habitats within the Fair Oaks Valley open space preserve area, and provide linkage between adjoining HMP areas, thereby contributing to the overall ecological value of the HMP preserve system. Key management features are presented in **Figure 4-1**.

4.1.1 Vegetation Communities

Long-Range Goal 1

Coastal Sage Scrub

- Maintain or enhance the habitat quality or acreage to support native plant and animal species, including the coastal California gnatcatcher.

Long-Range Goal 2

Non-Native Grassland

- Maintain or enhance annual grassland in a manner that provides habitat for native plant and animal species, including raptors. Replacement of non-native grasslands by native habitats will be considered enhancement.

Area Specific Management Directives (ASMDs)

1. Coastal Sage Scrub

ASMD 1 Conduct biannual site visits to map the extent of this community, qualitatively assess the condition of the habitat and compare these observations to the original conditions. Document observations and provide specific adaptive management recommendations if quality or acreage declines below those original conditions. Qualitative assessment will include a visual estimate of non-native species cover, habitat degradation due to unauthorized access including mountain bike usage, signs of erosion, etc.

2. Non-Native Grassland

ASMD 2 Conduct biannual site visits to map the extent of this community, qualitatively assess the condition of the habitat and compare these observations to the original conditions. Document observations and provide specific adaptive management recommendations if quality or acreage declines below those original conditions. Replacement of non-native grasslands by native habitats will not be considered a decline or loss of acreage. Qualitative assessment will include a visual estimate of non-

native species cover, habitat degradation due to unauthorized access including mountain bike usage, signs of erosion, etc.

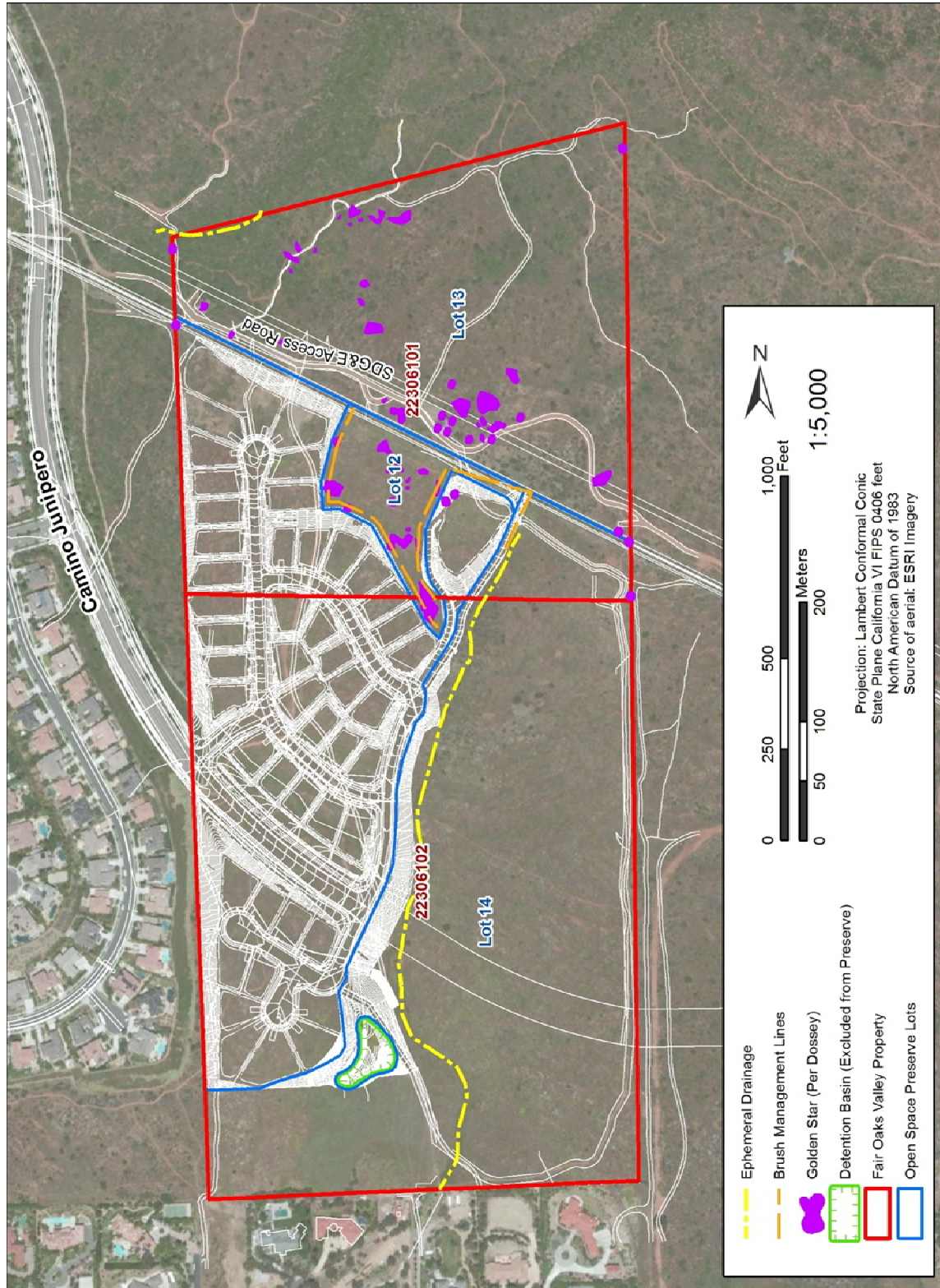


Figure 4-1. Key Management Features

ASMD 3 If invasive species become a threat to the preserve, inform the HOA and city code enforcement if necessary so that they can enforce restrictions on the use of invasive exotics in residential landscaping. The list of prohibited species (appendix C) and other responsibilities should also be posted near the open space and updated as necessary by the Preserve Manager.

3. Erosion Control

Temporary impact areas within the preserve will be revegetated with native plants to reduce/prevent erosion. This includes graded slopes which are the responsibility of the Preserve Manager one year after they are planted. No additional erosion is anticipated for the majority of the open space area. Runoff from the development area is being controlled as part of the project design and any erosion issues due to it are the responsibility of the HOA. The Preserve Manager is responsible for minor erosional issues that occur on the preserve. This is compatible with the HMP and no ASMD's are required.

3.1 Hydrology and Flood Control

The property has two ephemeral drainages located in the open space. The proposed development will partially drain into the southernmost of these drainages. The development runoff will be cleaned in a bio-retention basin and slowed to prevent erosion with energy dissipaters. No flooding is anticipated-as the bio-retention basin and dissipaters have been sized to prevent flooding on site and downstream (Technical Memorandum: SWMM Modeling for Hydromodification Compliance for Fair Oaks Valley, Tory Walker, 9-12-12). The project developer will build the drainage improvements and they will be maintained by the HOA. The primary ephemeral drainage is located entirely within the open space and is within the non-native grassland. The trail will cross at one location. Otherwise it is unimpeded. No ASMD's are required.

Species Reintroduction

No species reintroductions are planned and no ASMD's are required.

4. Non-Native Plant Control

Since the majority of the property is currently exotic annual grasses, it is recommended that only perennial exotic species be controlled, to preserve the non-native grassland which is an identified HMP habitat. The HMP list of exotic species is not an appropriate list for control of exotic species for this project. A modified HMP list which is appropriate for the non-native grasslands is provided in **Appendix B**.

ASMD 4 Conduct biannual surveys of the preserve and remove all species observed on the list provided with this plan (**Appendix C**). Where appropriate, notify the HOA to remove plants in areas they are responsible for maintaining.

4.1 Landscaping Restrictions

San Diego County native species will be used in all landscaping adjacent to the preserve. Invasive exotics will be excluded from all project landscaping. Residents will be provided a list of prohibited exotic species and other responsibilities incumbent to living near the open space by the HOA. (A list of prohibited species provided by the USFWS has been included in the HOA covenants, conditions and restrictions (CC&Rs).

4.2 Replanting Temporary Areas

Approximately 1.9 acres of non-native grasslands are expected to be temporarily impacted. These areas will become the manufactured slopes around the development and will be planted with San Diego County native species. The species palette includes southern mixed chaparral and native disturbance species and is discussed in detail in the landscaping plan. The plantings and first-year monitoring will be the responsibility of the developer and is not a requirement of the HMP. After the plants have become established the slopes will become part of the preserve. The long-term maintenance of these slopes (i.e., after the 1 year milestone) will be the responsibility of the Preserve Manager. No ASMD's are required.

5. Non-Native Animal Species Control

The Preserve Managers need to observe and document any disturbance by feral animals in the preserve areas. Pets from the adjacent homes should not be allowed to wander freely in the Preserve. Owners need to be responsible for their pets and the Preserve Manager needs to work with the HOA and the residents to ensure awareness of this issue. Should feral animal species become a recurring problem, it will be necessary remove the problem animals.

ASMD 5 Annually or as needed, survey the preserve to look for evidence of exotic animal species. Appropriate measures for control may require public education of residents by the Preserve Manager, fencing repair or enhancement, local animal control services, pest control services, or trapping to be paid for by the HOA.

4.1.2 Species

California Gnatcatchers

- *Description:* Federally threatened bird species inhabiting coastal sage scrub in northern portion of the open space property.
- *Long-Range Goal:* Protect gnatcatchers on the Fair Oak Valley open space preserve to ensure its long-term persistence.
- *Management and Monitoring Requirements:* ASMD 6 Conduct focused species surveys every 3 years. Surveys will be conducted in coordination with and on the same schedule as the city-wide monitoring efforts for this species.

San Diego Goldenstars

- *Description:* A MHCP Narrow Endemic and California state-listed endangered species (CNPS 1B.1) found in both the coastal sage and non-native grasslands of the property.
- *Long-Range Goals:* Maintain the species' current density and numbers.
- *Management Requirements:* After an original Preserve Hardline was approved by the wildlife agencies, a third rare plant survey was conducted and the goldenstar population was discovered. The project was redesigned to add 2.87 acres of non-native grassland as preserve open space (10 percent of the previous hardline developable area. At meetings with the Wildlife Agencies and the city staff, it was determined that since the new 2.87 acre open space lot was non-native grassland, it would be permissible to allow the use of the first 20 feet of the lot perimeter as part of the 60-foot fire buffer zone. This approval was established through the Mitigated Negative Declaration and approved Tentative Map.

ASMD 7 If brush clearing is required for fire management; the HOA will obtain authorization from the Preserve Manager to conduct the brush clearing in preserve areas. The HOA will provide a biological monitor to observe hand clearing in those areas within or near the San Diego goldenstar populations, and the Preserve Manager will inspect the area to ensure the work was conducted pursuant to the PMP. Any costs incurred by the Preserve Manager will be covered by the HOA.

ASMD 8: During the spring visit the goldenstar population will be assessed for its population health and any threats to meet the long-range goals for this species under this HMP. Surveys will be conducted during the middle of this population's blooming period. Document observations and provide specific adaptive management recommendations if population size decline and that decline is not attributable to natural fluctuations due to below normal rainfall years, etc. Qualitative assessment will include a visual estimate of numbers and overall site conditions and threats.

Rufous Crowned Sparrow

- *Description:* A sensitive sparrow and a covered bird species in the Carlsbad HMP.
- *Long-Range Goals:* Provide opportunities for this species to forage and/or nest on the preserve by managing coastal sage scrub habitat, as described above.
- *Management Requirements:* The management of its habitat coastal sage scrub is the only management required for this species. Since the species is not known to persist on the site, preservation of its habitat is the best possible management. There are no ASMD's for this species.

Coast Horned Lizard

- *Description:* A sensitive lizard and a covered species in the Carlsbad HMP.
- *Long-Range Goals:* Provide opportunities for this species to forage and/or reproduce on the preserve by managing coastal sage scrub habitat, as described above.
- *Management Requirements:* The management of its habitat grasslands is the only management required for this species. Since the species is not known to persist on the site, preservation of its habitat is the best possible management.

ASMD 9: During the resource managers visits and other activities, the preserve manager will document all observations of horned lizards and active Argentine ants (*Linepithema humile*) holes. The preserve manager is responsible to document observations and provide specific adaptive management recommendations. Qualitative assessment for coast horned lizards will include locations of sitings and a visual estimate of Argentine ant occurrences (number of holes) and overall site conditions and threats.

-

California Adolphia

- *Description:* A California state listed endangered species (CNPS 2.1) occurring in the Non-Native grasslands on the site.

- *Long-Range Goals:* Maintain the species' current density and numbers.
- *Management Requirements:* ASMD 10 During annual spring site visit, observe the known occurrences and assess if any threats exist. Make specific adaptive management recommendations if quality or quantity is observed to decline below those original conditions.

4.2 Public Use Goals

4.2.1 Recreation and Public Access

Trails

Public trails as part of the Carlsbad trail system will be provided along the existing dirt roads on the property. Access to the trails will be from the developed property to the south, and the SDG&E easement road to the west. Access to the trail system will be provided at two locations within the Fair Oaks development.

Fencing

All fencing within the project will be built by the project developer and maintained by homeowners or the HOA. The fencing occurs along the periphery of the open space (see Appendix E) and has been designed to reduce impacts to open space habitats from homeowners and pets and to control access to the preserve without preventing passive enjoyment by the public.

ASMD 11 During the four annual site checks of the preserve, the Preserve Biologist and or qualified staff member will inspect the fencing to make sure that it is being maintained. The Homeowners Association will be notified of any deficiencies.

Signage

All signage and sign boards at the public access point will be provided by the developer, the HOA or the City of Carlsbad. Preserve Managers may use these sign boards to post notices and preserve rules as needed to provide information at the public access points noting that the area is a preserve and explaining the rules of HMP preserve areas.

ASMD12 Notices will be posted and maintained as needed.

Enforcement

The Preserve Biologist will make monthly site checks including two with a qualified team to address problems and to check the preserve and ensure that it is not being detrimentally impacted for the purpose of wildlife and plant life preservation and enhancement. Any problems including but not limited to unauthorized vehicle encroachment, including mountain bikes, Informal BMX trails, access point or trail degradation, habitat damage, noise, perennial exotic infestations, violations of the adjacency guidelines indirect or direct will need to be addressed and remedied. Two additional site checks will be made by a qualified staff member during the intervening periods to check the site for habitat degradation. If any member of the preserve management team identifies a problem as it is happening, they will use their own judgement as to the safety of approaching the transgressors and letting them know of the purpose of the preserve and the negative impacts of their actions. If it is considered unsafe then the preserve management team will report it to the City or the police as appropriate.

ASMD13 The preserve biologist will make mostly site visits, including two by qualified staff members. Additional visits will occur when needed as part of the adaptive management, contingency fund or other management tasks (ie CAGN surveys). A short written documentation of the visit and its findings is required to be kept on record for reference. Any unauthorized trails will be fenced at their start or end as appropriate and signed to prevent additional impacts. If BMX trails are found in addition to fencing and signage, adaptive management funds will be used to remove the trails and return them to near original grade and allowed to return to NNG.

Fire Management Goals

The City of Carlsbad has required a 60-foot fire buffer easement between combustible structures and the preserve along with fire suppression construction features. No additional fire management is required.

In the event of a wildfire within the preserve area, the site will be allowed to regenerate on its own. If the site is altered due to fire-fighting efforts, the Preserve Manager will need to monitor evaluate the impacts and take appropriate measures such as invasive species removal in the coastal sage scrub portions of the property to ensure the ongoing viability of native habitats present on the site.

4.2.2 Wildlife Movement Goals

One of the rationale of preserving the Non-native grasslands at this property is for overall preserve connectivity for purposes of wildlife movement. The goal of the site is to make sure that wildlife continue to use the area for connectivity between the nearby regional preserves. This preserve is only on piece of the much larger set of connectivity needs for the preserve. The goal for wildlife movement is to preserve connectivity and wildlife movement corridors for the larger Regional HMP preserve.

ASMD 14 Project biologist will coordinate with adjacent preserve managers and qualified volunteers (ie. SD tracking Team) to conduct annual monitoring of wildlife movement in the project areas. Project biologist will support any preserve wide program to monitor wildlife or alternatively work with volunteer groups to survey the site for evidence of wildlife movement.

4.2.3 Fire Management Goals

The areas requiring zone one and two brush management are entirely within the development footprint. There are areas on the manufactured slopes that are within the proposed preserve that will be zone one and two brush management zones. These are entirely within the native landscaped areas that will be managed by the HOA. Thinning of shrubbery in zone 3 brush management areas may be required. Currently though there is no need of zone 3 brush management. While the zone exists, there aren't any shrubs in sufficient density to warrant thinning. Should zone 3 brush management become necessary in the future, authorization to conduct brush management will be obtained from the Preserve Manager. If zone 3 brush management is conducted within 100 feet of a San Diego goldenstar population, the thinning will be conducted without disturbing the ground (**Figure 3.1**) to protect the San Diego goldenstar populations, and the HOA will provide a biological monitor to oversee brush thinning activities in addition to obtaining Preserve Manager authorization. No ASMDs are required.

Proposed Monitoring and Management Summary Table

The following summary **Table 4-1** is proposed for implementation of the Fair Oak Valley PMP and Property Analysis Record (PAR). The proposed schedule summarizes the activities and frequency at which they should be performed.

Table 4-1. PMP Summary

| Time Period | Tasks |
|-------------------------|--|
| Biannually | Biological Resources Survey and Site Assessment to document conditions of habitat (including invasive species) and identify locations of sensitive species. Includes CSS and Non-Native Grassland qualitative assessments. |
| Quarterly | Invasive species removal. |
| Monthly | Enforcement visits to look for problems with authorized access, OHV, fence repairs, invasive species, etc. |
| Quarterly | Coordinate with other HMP Preserve Managers and regional monitoring efforts at the City of Carlsbad Quarterly Habitat Managers Meeting. |
| Annually | Coordinate with other HMP Preserve Managers and regional monitoring efforts at the City of Carlsbad HMP Annual Report Meeting including a presentation on the preserve |
| Quarterly and as needed | Public outreach coordinated with HOA. |
| Annually | Site-Specific Management/Monitoring Report, including GIS data. |
| Quarterly and as needed | Coordinate with HOA regarding erosion, brush management, and non-native species encroachment. |
| Every 3 years | California Gnatcatcher Survey (coordinated with city-wide monitoring). |
| Annually | Assess health and threats to San Diego goldenstar population |
| Annually | Assess health and threats to California adolphia population |

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5. Adaptive Management

Adaptive management is a process that openly acknowledges the uncertainty about how ecological systems function and how they respond to management actions (Atkinson et al. 2004). Under this model, new issues are addressed, keeping the original goals of preserve management intact through monitoring and applied management activities. This site will be managed in a manner that provides long-term open space and revises and reviews the implementation of management both from site conditions and changing understanding of the systems on site. These revisions will occur regularly to make sure the most cost-effective and scientifically appropriate management occurs.

The Preserve Manager will recognize they are part of a larger preserve network within the city and work with other preserve managers, the City of Carlsbad and wildlife agencies to manage the preserve in a manner consistent with this HMP and the greater regional preserve goals. In this effort the Preserve manager will coordinate with regional agencies, other Preserve Managers, and property owners at the City of Carlsbad Quarterly Habitat Managers Meetings to ensure this preserve is a functioning part of the larger preserve system.

Management strategies will need to be adapted to reflect any problems, changes or challenges that arise during the management of the preserve. Adaptive management funds are needed to cover unanticipated needs for the preserve. The adaptive management funds should reflect that the majority of the preserved areas are non-native grassland that will passively revegetate after most potential disturbances.

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6. Administration and Reporting

6.1 Annual Reports, Work Plans, and Preserve Management Plan

Each year the Preserve Manager will provide a report describing the monitoring and management actions that were conducted during the reporting year, the preserve's health, and any problems or concerns about the preserve. Reports will be submitted to the HOA, the City of Carlsbad and the Preserve Steward by October 31. The report will at a minimum include monitoring results, observations from site visits, an accounting of expenditures, balance of the endowment at the end of the reporting year, a description of any problems observed or management actions taken, and a formal statement on the conditions at the Preserve.

Every 5 years this preserve management plan will be updated and revised as necessary by the Preserve Manager, with and submitted to the City of Carlsbad for approval.

6.2 Data Management

The preserve manager will maintain a site specific data base that will include maps of resources and a Geographic Information System (GIS) database. On an annual basis, all species location data and vegetation mapping shall be provided to the city in a GIS format (e.g., geodatabase, shapefile, coverage) and in a known coordinate system. Final hard copies of reports and data will be stored in a minimum of two physical locations at all times. GIS data will include metadata as described in the city's Guidelines for Preserve Management.

6.3 Communication and Coordination

The Preserve Manager will regularly coordinate and work with the local residents and the HOA. The Preserve Manager will attend quarterly Preserve Manager meetings and will also coordinate with the city, Preserve Steward, other Preserve Managers, and Wildlife Agencies as necessary.

The Preserve Manager will recognize they are part of a larger preserve network within the city and work with other preserve managers, the City of Carlsbad and wildlife agencies to manage the preserve in a manner consistent with this HMP and the greater regional preserve goals. In this effort the Preserve manager will coordinate with regional agencies, other Preserve Managers, and property owners at the City of Carlsbad Quarterly Habitat Managers Meetings to ensure this preserve is a functioning part of the larger preserve system.

6.4 Budget and Endowment Management

The annual budget for management and monitoring of the preserve area in perpetuity has been calculated by the Preserve Manager in the Property Analysis Record (PAR) included as Appendix G.

In perpetuity funding will be provided through a non-wasting endowment or other mechanism approve by the City and Resource Agencies. The project proponent will deposit an endowment of \$428,747.76, with the San Diego Foundation. An additional \$53,233.83 will be provided separately to cover costs during Year 1-3.

6.5 Operations and Staffing

The Preserve Manager will be the Urban Corps of San Diego County (UCO), a locally-based nonprofit

conservation corps. Staffing will include UCO staff supervisors to monitor the labor activities of the Corps members. UCO has contracted with Gretchen Cummings of Cummings and Associates to provide all biological services. J. Whalen Associates will provide additional administration and reporting services under contract with the Preserve Manager.

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8. List of Preparers

Rod Dossey, Senior Biologist

B.S. Ecology, Behavior and Evolution

Years of Experience: 18

Dustin Janeke, Biologist

B.S. Zoo Science

M.S. Biology

Years of Experience: 12

John Timpone

M.S., Wildlife Biology, Missouri State University, 2004

B.S., Biology, Missouri State University, 1999

Years of experience 8

Michelle Striler

Technical Editor/Word Processing

Years of Experience: 18

Cheryl Myers

A.A.S., Nursing

Years of Experience: 23

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APPENDIX A

FLORISTIC LIST

Appendix A

Floristic List

Plant species observed during the 2001 survey of the Fair Oaks Valley property.

| Scientific Name | Family | Common Name | Habitat |
|--|-----------------|---------------------|-------------------|
| Cheilanthes newberryi (D. Eaton) Domin | Pteridaceae | Newberry's lipfern | NNG |
| Rhus integrifolia (Nutt.) Brewer & S. Watson | Anacardiaceae | Lemonade berry | NNG |
| Malosma laurina (Nutt.) Abrams | Anacardiaceae | Laurel sumac | NNG, CSS |
| Daucus pusillus Michaux | Apiaceae | Wild carrot | NNG |
| Foeniculum vulgare Miller | Apiaceae | Fennel, Anise | NNG |
| Sanicula arguta J. Coulter & Rose | Apiaceae | Sanicle | NNG |
| Artemisia palmeri A. Gray | Asteraceae | San Diego sagewort | Northern drainage |
| Filago californica (Nutt.) | Asteraceae | Herba impia | NNG |
| Hemizonia fasciculata (D.C.) Torrey & A. Gray | Asteraceae | Tar plant | NNG, DCSS |
| Hypochaeris glabra L. | Asteraceae | Smooth cat's ear | NNG |
| Artemisia californica Less. | Asteraceae | Coastal sage | CSS, DCSS |
| Centaurea melitensis L. | Asteraceae | Tocalote | NNG |
| Cynara cardunculus L. | Asteraceae | Artichoke thistle | NNG |
| Encelia californica Nutt. | Asteraceae | Coast sunflower | CSS |
| Hedypnois cretica (L.) Dum-Cours | Asteraceae | Cretanweed | NNG |
| Isocoma menziesii (Hook & Arn.) G. Nesom | Asteraceae | Coast goldenbush | NNG, DCSS |
| Corethrogyne filaginifolia (Hook & Arn.) Nutt. var. filaginifolia | Asteraceae | Sand aster | NNG, DCSS |
| Stephanomeria virgata Benth. | Asteraceae | Sticky twiggy | NNG |
| Taraxacum officinale Wigg. | Asteraceae | Dandelion | NNG |
| Cryptantha sp. | Boraginaceae | Popcorn flower | NNG |
| Brassica nigra (L.) Koch | Brassicaceae | Black mustard | NNG |
| Lepidium sp. | Brassicaceae | Peppergrass | NNG |
| Silene gallica L. | Caryophyllaceae | Windmill pink | NNG |
| Spergula arvensis L. ssp. arvensis | Caryophyllaceae | Stickwort, Starwort | NNG |

| Scientific Name | Family | Common Name | Habitat |
|--|----------------|-----------------------|--------------------|
| Atriplex argentea Nutt. | Chenopodiaceae | Silverscale | DCSS |
| Calystegia macrostegia (E. Greene) Brummitt | Convulvulaceae | Island morning glory | NNG |
| Crassula connata (Ruiz-Lopez & Pavon) Berger | Crassulaceae | Pygmy weed | NNG, DCSS |
| Marah macrocarpa (Greene) Greene | Cucurbitaceae | Wild cucumber | CSS |
| Chamaesyce albomarginata (Wheeler) Koutnik | Euphorbiaceae | Rattlesnake weed | NNG, DCSS |
| Croton setigerus (Hook) | Euphorbiaceae | Dove weed | NNG |
| Euphorbia crenulata Engelm. | Euphorbiaceae | Chinese caps | NNG |
| Lathyrus sp. | Fabaceae | Sweet pea | NNG |
| Acmispon micranthus (Torr. & A. Gray) Brouillet | Fabaceae | | Rock outcrops |
| Acmispon glaber (Vogul) Brouillet | Fabaceae | Deerweed | NNG, DCSS |
| Lupinus bicolor Lindley | Fabaceae | Lupine | NNG |
| Melilotus indicus (L.) All. | Fabaceae | Yellow sweetclover | NNG |
| Erodium cicutarium (L.) L'Her. | Geraniaceae | Red stemmed filaree | NNG |
| Erodium botrys (Cav.) Bertol. | Geraniaceae | Filaree | NNG |
| Phacelia cicutaria E. Greene | Boraginaceae | Caterpillar phacelia | NNG |
| Malacothamnus fasciculatus (Torrey & Gray) E. Greene | Malvaceae | Bush mallow | CSS |
| Sidalcea malvaeflora (DC.) Benth. | Malvaceae | Checker mallow | NNG |
| Mirabilis laevis (Benth.) Curran | Nyctaginaceae | Wishbone plant | Rock outcrops, CSS |
| Oxalis albicans Kunth. | Oxalidaceae | | NNG |
| Eschscholzia californica Cham. | Papaveraceae | California poppy | NNG |
| Plantago erecta E. Morris | Plantaginaceae | Dot seed plantain | CSS |
| Eriogonum fasciculatum Benth. | Polygonaceae | Flat-topped buckwheat | CSS |
| Pterostegia drymarioides Fischer & C. Meyer | Polygonaceae | Granny's hairnet | CSS |
| Rumex hymenosepalus Torrey | Polygonaceae | Wild rhubarb | NNG |
| Anagallis arvensis L. | Myrsinaceae | Scarlet pimpernel | NNG |
| Adolphia californica S. Watson | Rhamnaceae | California adolphia | NNG |

| Scientific Name | Family | Common Name | Habitat |
|--|----------------|----------------------|-------------------|
| Gallium sp. | Rubiaceae | Bedstraw | NNG, CSS |
| Solanum parishii A.A. Heller | Solanaceae | Nightshade | CSS |
| Antirrhinum nuttallianum Benth. | Plantaginaceae | Nuttall's snapdragon | CSS |
| Castilleja exserta (A.A. Heller) Chuang and Heckard | Orobanchaceae | Owl's clover | NNG |
| Sisyrinchium bellum S. Watson | Iridaceae | Blue-eyed grass | NNG |
| Chlorogalum parviflorum S. Watson | Agavaceae | Soap plant | NNG |
| Juncus rugulosus Engelm. | Juncaceae | Wrinkled rush | Southern drainage |
| Bloomeria crocea (Torrey) Cov. | Themidaceae | Goldenstar | NNG |
| Calochortus splendens Benth. | Liliaceae | Mariposa lily | NNG |
| Dichelostemma capitatum Alph. Wood | Themidaceae | Blue dicks | NNG |
| Avena sp. | Poaceae | Wild oats | NNG |
| Bromus madritensis L. ssp. rubens (L.) Husnot | Poaceae | Foxtail chess | NNG |
| Bromus hordeaceus L. | Poaceae | Soft chess | NNG |
| Bromus sp. | Poaceae | Brome | NNG |
| Lamarckia aurea (L.) Moench | Poaceae | Goldentop | NNG |
| Festuca perennis (L.) Columbus & J.P. Sm. | Poaceae | Italian ryegrass | NNG |
| Nassella sp. | Poaceae | Needlegrass | NNG |

Note: Shaded species are exotic species. Scientific nomenclature based on Calflora

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APPENDIX B

WILDLIFE LIST

Appendix B

Wildlife List

Wildlife species observed during the 1999 and 2000 survey of the Fair Oaks Valley property.

| Scientific Name | Family | Common Name |
|---|-----------------|----------------------------|
| Insects | | |
| <i>Nymphalis antiopa</i> | Nymphalidae | mourning cloak |
| Reptiles/Amphibians | | |
| <i>Cnemidophorus tigris stejnegeri</i> | Phrynosomatidae | coastal whiptail |
| <i>Phrynosoma coronatum blainvillii</i> [<i>P. blainvillii</i>] | Phrynosomatidae | San Diego horned lizard |
| <i>Sceloporus occidentalis longipes</i> | Phrynosomatidae | Great basin fence lizard |
| Birds | | |
| <i>Elanus leucurus majusculus</i> | Accipitridae | white-tailed kite |
| <i>Psaltiriparus minimus melanurus</i> | Aegithalidae | bushtit |
| <i>Eremophila alpestris actia</i> | Alaudidae | California horned lark |
| <i>Aeronautes saxatalis saxatalis</i> | Apodidae | white throated swift |
| <i>Pheuticus melanocephalus maculatus</i> | Cardinalidae | black headed grosbeak |
| <i>Zenaida macroura marginella</i> | Columbidae | mourning dove |
| <i>Corvus corax clarionensis</i> | Corvidae | common raven |
| <i>Aimophila ruficeps canescens</i> | Emberizidae | Rufous-crowned sparrow |
| <i>Sturnella neglecta neglecta</i> | Icteridae | western meadowlark |
| <i>Callipepla californica californica</i> | Odontophoridae | California quail |
| <i>Polioptila californica californica</i> | Sylviidae | California gnatcatcher |
| <i>Calypte anna</i> | Trochilidae | Anna's hummingbird |
| <i>Sayornis nigricans semiatra</i> | Tyrannidae | black phoebe |
| Mammals | | |
| <i>Spermophilus beecheyi nudipes</i> | Sciuridae | California ground squirrel |

Scientific nomenclature based on Shiraiwa 2009 (Insects); California Herps, 2012 (Reptiles/Amphibians); Unitt 2004 (Birds), San Diego Natural History Museum 2012 (Mammals).

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APPENDIX C

INVASIVE EXOTICS TO BE CONTROLLED IN THE PRESERVE

Appendix C

Invasive Exotics to be Controlled in the Preserve

The Preserve Managers may also add species to this list at their discretion based upon adaptive management needs

| Species | Latin Name |
|----------------------|------------------------------|
| Acacias | <i>Acacia spp.</i> |
| Eupatory | <i>Ageratina adenophora</i> |
| Tree of Heaven | <i>Ailanthus altissima</i> |
| European beach grass | <i>Ammophila arenaria</i> |
| Red apple iceplant | <i>Aptenia cordifolia</i> |
| Australian saltbush | <i>Atriplex semibaccata</i> |
| Waxy saltbush | <i>Atriplex glauca</i> |
| Capeweed | <i>Arctotheca calendula</i> |
| Giant reed | <i>Arundo donax</i> |
| Bassia | <i>Bassia hyssopifolia</i> |
| Iceplant | <i>Carpobrotus edulis</i> |
| Wild chrysanthemum | <i>Chrysanthemum sp.</i> |
| Poison hemlock | <i>Conium maculatum</i> |
| Pampas grass | <i>Cortaderia jubata</i> |
| Pampas grass | <i>Cortaderia selloana</i> |
| Brass buttons | <i>Cotula coronopifolia</i> |
| Artichoke thistle | <i>Cynara cardunculus</i> |
| Umbrella plant | <i>Cyperus involucratus</i> |
| Scotch broom | <i>Cytisus scoparius</i> |
| Cape Ivy | <i>Delaira odorata</i> |
| Eucalyptus | <i>Eucalyptus sp.</i> |
| Wild figs | <i>Ficus carica</i> |
| Fennel | <i>Foeniculum vulgare</i> |
| Algerian ivy | <i>Hedera canariensis</i> |
| English ivy | <i>Hedera helix</i> |
| Hydrilla | <i>Hydrilla verticillata</i> |
| Japanese honeysuckle | <i>Lonicera japonica</i> |
| Parrot's feather | <i>Myriophyllum sp.</i> |
| Tree tobacco | <i>Nicotiana glauca</i> |
| Common reed | <i>Phragmites australis</i> |
| Bridal broom | <i>Genista monosperma</i> |

| Species | Latin Name |
|-----------------------|---------------------------------|
| Castor bean | <i>Ricinus communis</i> |
| Watercress | <i>Nasturtium officinale</i> |
| Himalayan blackberry | <i>Rubus armeniacus</i> |
| Russian thistle | <i>Salsola tragus</i> |
| Peruvian pepper tree | <i>Schinus molle</i> |
| Brazilian pepper tree | <i>Schinus terebinthifolius</i> |
| Spanish broom | <i>Spartium junceum</i> |
| Saltcedar | <i>Tamarix sp.</i> |
| Garden nasturtium | <i>Tropaeolum majus</i> |
| Hairy vetch | <i>Vicia villosa</i> |
| Periwinkle | <i>Vinca major</i> |
| California fan palm | <i>Washingtonia filifera</i> |
| Cocklebur | <i>Xanthium strumarium</i> |

APPENDIX D

SYNOPSIS OF RESPONSIBLE ENTITIES AND OVERSIGHT OF HABITAT MANAGEMENT TASKS

Appendix D

Synopsis of Responsible Entities and Oversight of Habitat Management Tasks

| ASMDs | Task | Developer | City of Carlsbad | Fair Oaks Home Owners Association | Preserve Management Entity | Other |
|-------|---|--|--------------------|-----------------------------------|----------------------------|---|
| | Installation of native plants in areas of temporary impacts (manufactured slopes) | 100% | | | | |
| | 1 year monitoring of native plantings on manufactured slopes | 100% | | | | Alternative would be 100% Project Biologist |
| | Maintenance of native plantings on manufactured slopes during <i>the first year</i> | 100% | | | | 100% Contracted landscape company |
| | Maintenance native plantings on manufactured slopes <i>after 1 year</i> | | | | 100% | |
| | Trail maintenance and repair | | 100% | | | SDG&E would be responsible for their access roads |
| 11 | Fencing the preserve area | 100% | | | | |
| 11 | Maintenance of fencing | | | 100% | | |
| | Installation of public access point and associated signage | Access point installation and some signage | City trail signage | HOA signage | Preserve entity signage | |
| 12 | Maintenance of public access and associated signage as well as updating information board | | shared | shared | shared | |

| ASMDs | Task | Developer | City of Carlsbad | Fair Oaks Home Owners Association | Preserve Management Entity | Other |
|----------------------------|---|-----------|------------------|--|---|--|
| 1,2 &13 | Site inspections for habitat degradation and enforcement (see text) | | | | The site will be visited four times per year. A biologist will be present during two visits, spring and late summer. Remaining two visits can be conducted by a qualified staff member to look for signs of environmental degradation | |
| 1,2, 3, 4, 5, 8, 9, 10, 12 | Adaptive management | | | | 100% | |
| | Monitoring of the subarea plan | | 100% | | | Oversight will be provided by the wildlife agencies. |
| 7 | Brush management | | | The HOA will conduct zone 3 brush management if necessary. Responsible for providing a biological monitor during brush management activities | Preserve Manager will authorize all brush management conducted by the HOA on the preserve. | |
| 3 | Enforcing exotic plant species landscaping restrictions | | | Responsible for enforcement of adjacency planting restrictions within community landscaping by homeowners. | Responsible for providing public awareness and keeping the HOA aware of these restrictions and the need for enforcement. | |
| 4 | Invasive exotic plant species control within preserve (see text) | | | | 100% | |

| ASMDs | Task | Developer | City of Carlsbad | Fair Oaks Home Owners Association | Preserve Management Entity | Other |
|-------|---------------------------------|-----------|--|--|---|---|
| 5 | Exotic animal species control | | | Responsible for notifying owners and animal control of problem animals. Any animals that are owned or the responsibility of homeowners, it will be the responsibility of homeowners. It will be the HOA's responsibility to ensure that these animals are either removed or kept from damaging the preserve. | Responsible for identifying problem exotic species and identifying specific problem animals. The Preserve Manager is also responsible for finding ways to control problem. Also keeping the HOA aware of the sensitivity of the preserve and any problems with homeowners' pets. | |
| | Annual reports | | Timely review of the annual report and ensure subarea plan requirements are being met. | | Write an annual report and submit it in a timely manner to the respective agencies. | Wildlife agencies need to provide a rapid review and feedback on the report if there are any deficiencies in site management. |
| 6 | Coastal California gnatcatcher | | | | Conduct focused species surveys every 3 years. Surveys will be conducted in coordination with and on the same schedule as the city-wide monitoring efforts for this species | |
| 8 | San Diego goldenstar monitoring | | | | Responsible for conducting assessments identifying problems and finding strategies to resolve problem. Include data and strategies in annual reports | |

| ASMDs | Task | Developer | City of Carlsbad | Fair Oaks Home Owners Association | Preserve Management Entity | Other |
|--------------|------------------------------|------------------|-------------------------|--|--|--------------|
| 9 | Coast horned lizard | | | | Responsible for conducting assessments identifying problems and finding strategies to resolve problem. Include data and strategies in annual reports | |
| 10 | California adolphia | | | | Responsible for conducting assessments identifying problems and finding strategies to resolve problem. Include data and strategies in annual reports | |
| 14 | Wildlife Movement Monitoring | | | | Responsible for conducting photo scent stations every three years at three locations in the preserve are, or may elect to participate in larger regional movement studies described in the text. | |

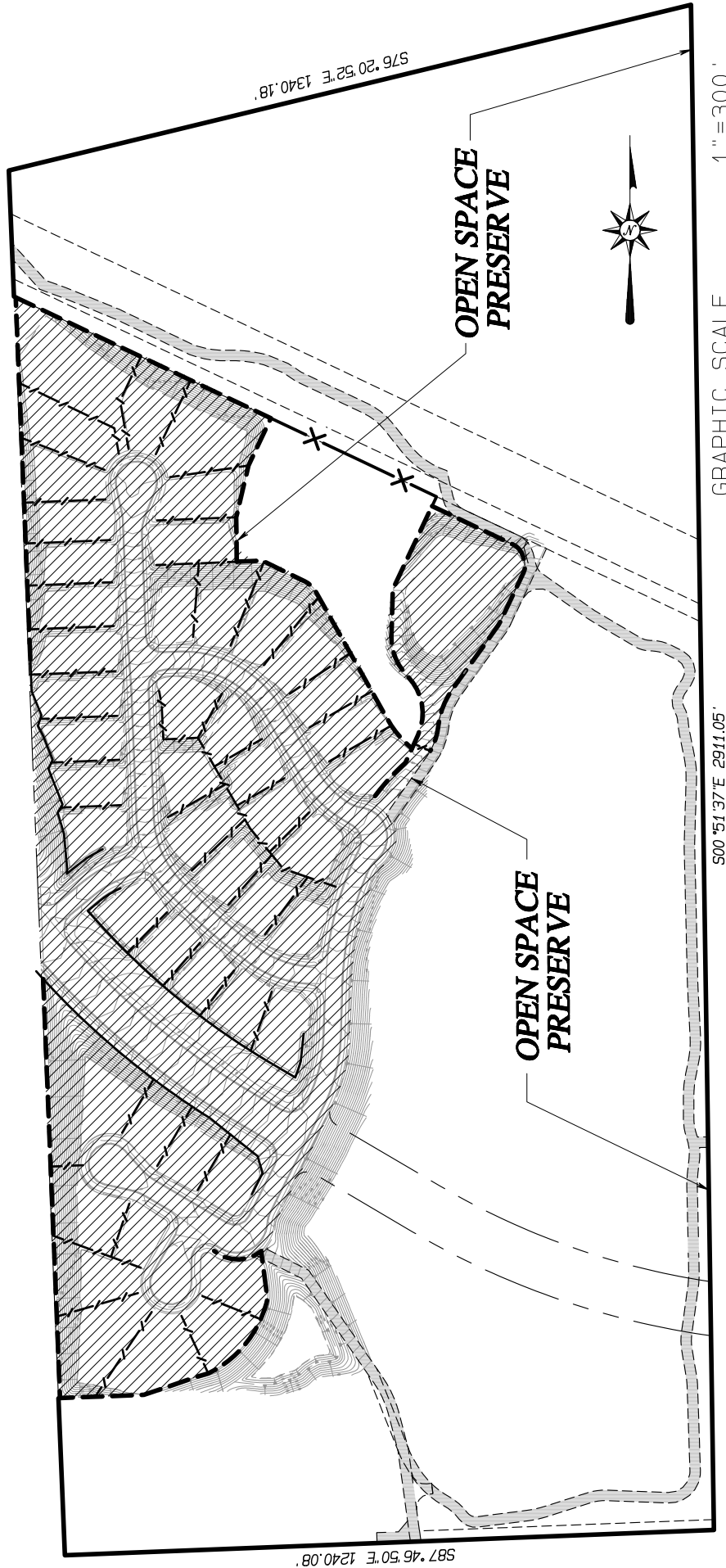
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APPENDIX E

PROPOSED FENCING AND TRAIL PLANS

FENCE EXHIBIT FOR "FAIR OAKS VALLEY" CARLSBAD, CA

Retention Basin Not Part of Preserve



| FENCE LEGEND | | |
|--|-----------|-------------|
| DESCRIPTION | SYMBOL | MAINTENANCE |
| WROUGHT IRON FENCE | --- | HOA |
| WILDLIFE FRIENDLY, 3 SMOOTH WIRE W/ METAL T POST FENCE | —X— | HOA |
| SOUND WALL | — | HOA |
| PRIVACY FENCE | -/-/-/-/- | HOA |

| PLAN LEGEND | |
|---------------------|---------|
| DESCRIPTION | SYMBOL |
| PRESERVE BOUNDARY | — |
| EASEMENT | - - - - |
| TRAIL EASEMENT AREA | - - - - |
| FUTURE RIGHT-OF-WAY | - - - - |
| DEVELOPED AREA | ▨ |

PASCO LARET SUITER
& ASSOCIATES
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
Ph 858.259.0212 | Fx 858.259.4812 | planning@psl-s.com

APPENDIX F

CITY OF CARLSBAD MAP OF ADJACENT PRESERVE AREAS

OPEN SPACE VICINITY EXHIBIT FOR "FAIR OAKS VALLEY" CARLSBAD, CA



Retention Basin Excluded from Preserve

LEGEND

DESCRIPTION

- PRESERVE BOUNDARY EASEMENT
- TRAIL EASEMENT AREA
- FUTURE RIGHT-OF-WAY (HOA)
- WROUGHT IRON FENCE (HOA)
- SOUND WALL (HOA)
- PRIVACY FENCE (HOA)
- DEVELOPED AREA

SYMBOL

-
- - - - -
- - - - -
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GRAPHIC SCALE 1" = 600'

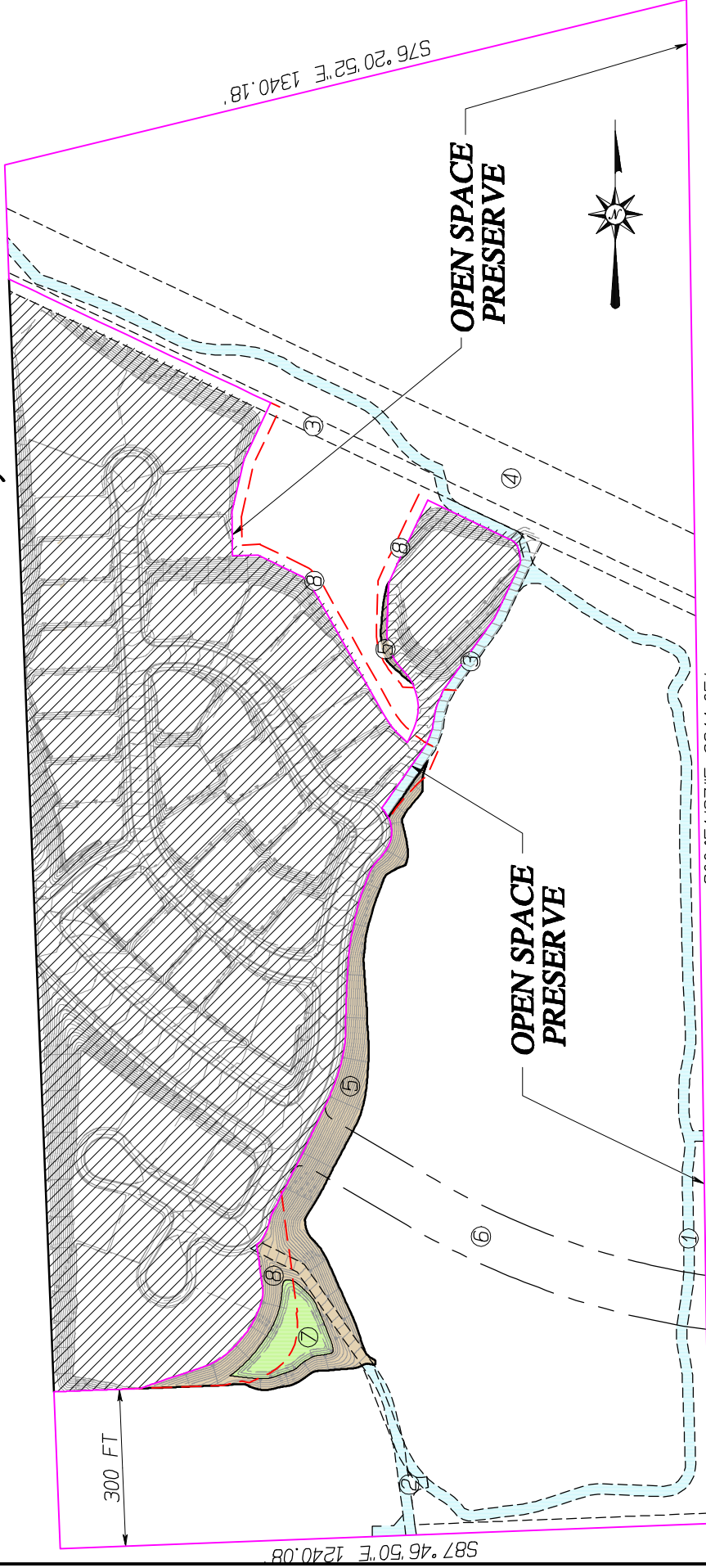


PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
280 North Zephyrus Way, Ste. A, Solana Beach, CA 92075
Tel: 858.399.0212 | Fax: 858.399.0213 | pasco@pslaser.com

APPENDIX G

PRESERVE BOUNDARY AND MAINTENANCE RESPONSIBILITY

OPEN SPACE MAINTENANCE EXHIBIT "FAIR OAKS VALLEY" CARLSBAD, CA



S00°51'37\"E 2911.05'

GRAPHIC SCALE 1" = 300'

| |
|--|
| OPEN SPACE PRESERVE AREA = 55.46 AC |
| - BIOPRETENTION AREA = 0.40 AC |
| NET RESTRICTIVE COVENANT AREA = 55.06 AC |

LEGEND

| DESCRIPTION | SYMBOL |
|------------------------|--------|
| FIRE MANAGEMENT ZONE | --- |
| PRESERVE AREA | --- |
| EASEMENT | --- |
| TRAIL EASEMENT AREA | --- |
| FUTURE RIGHT-OF-WAY | --- |
| LIMIT OF BIOPRETENTION | --- |
| LIMIT OF HOA SLOPE | --- |
| DEVELOPED AREA | --- |

| ITEM | DESCRIPTION | MAINTENANCE RESPONSIBILITY |
|------|----------------------|----------------------------|
| ① | TRAIL EASEMENT | CITY OF CARLSBAD |
| ② | SEWER EASEMENT | LEUCADIA WASTEWATER DIST. |
| ③ | WATER EASEMENT | OLIVENHAIN WATER DIST. |
| ④ | SDG&E EASEMENT | SDG&E |
| ⑤ | GRADED SLOPES | PRESERVE MANAGER |
| ⑥ | IOD (FUTURE STREET) | PRESERVE MANAGER |
| ⑦ | BIOPRETENTION | HOME OWNER'S ASSOCIATION |
| ⑧ | FIRE MANAGEMENT ZONE | HOME OWNER'S ASSOCIATION |